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*Attorney for Debtors*

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA

In re:  
MIER, RICHARD ANTHONY  
MIER, JEANNIE GAY  
Debtor(s),

CASE NO.: BK-S 09-25863 LBR  
IN CHAPTER 13 PROCEEDINGS

**MOTION TO VALUE COLLATERAL**

Hearing Date: December 10, 2009  
Hearing Time: 2:30 P.M.

**MOTION TO VALUE COLLATERAL, "STRIP OFF" AND MODIFY RIGHTS  
OF WELLS FARGO HOME MORTGAGE. (ACCT. ENDING IN 0419  
PURSUANT TO 11 U.S.C. 506(a) AND 1322**

COME NOW, RICHARD ANTHONY MIER AND JEANNIE GAY MIER, (hereinafter the "Debtors"), by the law firm of PIET & WRIGHT, L.L.C., and attorney CHARLES T. WRIGHT, ESQ., and moves this Court pursuant to 11 U.S.C. §506(a), and §1322, and Bankruptcy Rules 3012 and 9014 and states:

1. Debtors filed the instant Chapter 13, Case Number 09-25863-LBR on August 27, 2009.

2. On the Petition date, Debtor owned real property located at 2305 CASHMERE WAY, HENDERSON, NEVADA 89074 (hereinafter the "Subject Property") and was included on Schedule A of the Bankruptcy Petition. A copy of the Schedule A is attached hereto as Exhibit 1.

3. The value of the Subject Property was appraised to be \$221,000.00 at the time the instant petition was filed. A copy of the appraisal is attached hereto as Exhibit 2.

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4. At the time of filing the instant petition, the Subject Property was subject to a priority lien held by WELLS FARGO HOME MORTGAGE (ACCT. ENDING IN 0602) in an amount of \$369,591.00 and was included on Schedule D of the Bankruptcy Petition. A copy of the Schedule D is attached hereto as Exhibit 3.

5. Therefore, on the date the instant bankruptcy was filed, no equity existed in the Subject Property above the claim of WELLS FARGO HOME MORTGAGE (ACCT. ENDING IN 0602).

6. WELLS FARGO BANK NV NA (ACCT. ENDING IN 1998) claim in the amount of \$34,893.00 was wholly unsecured on the petition date and if Subject Property was sold at auction WELLS FARGO BANK NV NA (ACCT. ENDING IN 1998) would receive nothing.

7. Accordingly, the Debtor request that this Court find that WELLS FARGO BANK NV NA (ACCT. ENDING IN 1998) claim in the amount of \$34,893.00 is unsecured and should be reclassified as a general unsecured claim to receive pro rata with other general unsecured creditors through the Debtor's Chapter 13 Plan.

### **LEGAL ARGUMENT**

In *In re Zimmer*, 313 F.3d 1220 (9<sup>th</sup> Cir. 2002), the Court stated that a wholly unsecured lien holder's claim can be modified and reclassified as a general unsecured claim pursuant to 11 U.S.C. §506(a), despite the anti-modification language in § 1322(b)(2). Specifically, the Court held:

Section 506(a) divides creditors' claims into "secured...claims" and "unsecured claims." Although the conventional interpretation of "secured" might include any claim in which the creditor has a security interest in the Debtors' property, § 506(a) makes clear that the status of a claim depends on the valuation of the property. An allowed claim of a creditor secured by a lien on property in which the estate has an interest ... is a secured claim to the extent of the value of such creditor's interest in the estate's interest in such property ... and is an unsecured claim to the extent that the value

1 of such creditor's interest ... is less than the amount of such  
2 allowed claim.

3 To put it more simply, a claim such as a mortgage is not a  
4 "secured claim" to the extent that it exceeds the value of the  
5 property that secures it. Under the Bankruptcy Code, "secured  
6 claim" is thus a term of art; not every claim that is secured by a  
7 lien on property will be considered a "secured claim." Here, it is  
8 plain that PSB Lending's claim for the repayment of its loan is an  
unsecured claim, because its deed of trust is junior to the first deed  
of trust, and the value of the loan secured by the first deed of trust  
is greater than the value of the house.

9 Accordingly, since WELLS FARGO BANK NV NA (ACCT. ENDING IN  
10 1998) claim in the amount of \$34,893.00 is wholly unsecured (in that there is no  
11 extant equity above the first mortgage in the Subject Property), this Court should  
12 reclassify WELLS FARGO BANK NV NA (ACCT. ENDING IN 1998) claim to a  
13 general unsecured claim to receive pro rata with like unsecured creditors. WELLS  
14 FARGO BANK NV NA (ACCT. ENDING IN 1998) should also be stripped of its  
15 secured rights under State law since no maintainable security interest in the Subject  
16 Property exists.

17 Further, the Debtor is not required to file an adversary proceeding to  
18 achieve the requested relief herein. Debtor may bring a motion to "strip off" WELLS  
19 FARGO BANK NV NA (ACCT. ENDING IN 1998) consensual lien by motion. *See*  
20 *In re Williams*, 166 B.R. 615 (Bankr.E.D.Va.1994), *In re Fuller*, 255 B.R. 300  
21 (Bankr.W.D.Mich.2000), *In re Hoskins*, 262 B.R. 693 (Bankr.E.D.Mich.2001), *In re*  
22 *King*, 290 B.R. 641 (Bankr.C.D.III.2003), *In re Millspaugh*, 302 B.R. 90  
23 (Bankr.D.Idaho 2003), *Dickey v. Ben. Fin. (In re Dickey)* 293 B.R. 360  
24 (Bankr.M.D.Pa.2003), *In re Hill*, 304 B.R. 800 (Bankr.S.D.Ohio 2003); *In re Sadala*  
25 294 B.R. 180 (Bankr.M.D.Fla.2003), *In re Fisher*, 289 B.R. 544  
26 (Bankr.W.D.N.Y.2003), *In re Robert*, 313 B.R. 545 (Bankr.N.D.N.Y.2004), *In re*  
27 *Bennett*, 312 B.R. 843 (Bankr.W.D.Ky.2004).

28 WHEREFORE, Debtor prays that this court:

1. Find that WELLS FARGO BANK NV NA (ACCT. ENDING IN

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1 1998) is not a holder of a lien on the Subject Property;

2 2. Immediately avoid: "Strip off", cancel and extinguish WELLS  
3 FARGO BANK NV NA (ACCT. ENDING IN 1998) wholly unsecured claim/lien in  
4 the amount of \$34,893.00 from the Subject Property pursuant to 11 U.S.C. Section  
5 506(a);  
6

7 3. Reclassify WELLS FARGO BANK NV NA (ACCT. ENDING IN  
8 1998) claim in the amount of \$34,893.00 as general unsecured claim to be paid pro  
9 rata with other general unsecured creditors through the Debtor's Chapter 13 Plan;  
10

11 4. Such other relief the Court finds appropriate.

12 DATED this 19th day of November, 2009.

13 Respectfully submitted,

14 PIET & WRIGHT

15  
16 By: /s/ Charles T. Wright  
17 CHARLES T. WRIGHT, ESQ.  
18 Nevada Bar No. 10285  
19 3130 S. Rainbow Blvd., Ste. 304  
20 Las Vegas, Nevada 89146  
21 *Attorney for Debtors*  
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# Exhibit 1

B6A (Official Form 6A) (12/07)

In re **Richard Anthony Mier,  
Jeannie Gay Mier**Case No. **09-25863**

Debtors

**SCHEDULE A - REAL PROPERTY**

Except as directed below, list all real property in which the debtor has any legal, equitable, or future interest, including all property owned as a cotenant, community property, or in which the debtor has a life estate. Include any property in which the debtor holds rights and powers exercisable for the debtor's own benefit. If the debtor is married, state whether husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor holds no interest in real property, write "None" under "Description and Location of Property."

**Do not include interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.**

If an entity claims to have a lien or hold a secured interest in any property, state the amount of the secured claim. See Schedule D. If no entity claims to hold a secured interest in the property, write "None" in the column labeled "Amount of Secured Claim." If the debtor is an individual or if a joint petition is filed, state the amount of any exemption claimed in the property only in Schedule C - Property Claimed as Exempt.

Description and Location of Property	Nature of Debtor's Interest in Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption	Amount of Secured Claim
2305 Cashmere Way, Henderson, Nevada 89074 Single Family, 4 bedrooms, 3 bathroom, 2,783 sqft		J	221,000.00	404,484.00

Sub-Total >	221,000.00	(Total of this page)
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Total >	221,000.00
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(Report also on Summary of Schedules)

0 continuation sheets attached to the Schedule of Real Property

# Exhibit 2

## Uniform Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.											
SUBJECT	Property Address 2305 Cashmere Way				City Henderson				State NV		Zip Code 89074
	Borrower MIER				Owner of Public Record MIER				County Clark		
	Legal Description Green Valley South RS-6 #7 Plat Book 82 Page 83 Lot 13 Block 2										
	Assessor's Parcel # 178-07-617-053				Tax Year 2010				R.E. Taxes \$ 2,527.13		
	Neighborhood Name Green Valley South				Map Reference Metro Map 76-B3				Census Tract 0053.13		
	Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/>				Special Assessments \$ N/A				<input checked="" type="checkbox"/> PUD HOA \$ 25.00		per year <input checked="" type="checkbox"/> per month
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)										
	Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Market Value										
	Lender/Client Piet & Wright										
	Address 3130 S. Rainbow Blvd #304, Las Vegas, NV 89146										
CONTRACT	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
	Report data source(s) used, offerings price(s), and date(s). According to the Property Archive Information the subject property was not listed for sale in the last twelve months.										
	I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.										
	Contract Price \$ Date of Contract Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) N/A										
	Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No										
	If Yes, report the total dollar amount and describe the items to be paid.										
NEIGHBORHOOD	Note: Race and the racial composition of the neighborhood are not appraisal factors.										
	Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %
	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/>				Property Values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining				PRICE	AGE	One-Unit 75 %
	Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% <input type="checkbox"/>				Demand/Supply <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> OverSupply				\$ (000)	(yrs)	2-4 Unit %
	Growth <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Slow <input type="checkbox"/>				Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths				100	Low 5	Multi-Family 05 %
	Neighborhood Boundaries The subject's market area is bounded to the North by Warm Springs Rd,								300	High 20	Commercial 10 %
	to the East by Green Valley Pkwy, to the South by Windmill Pkwy, and to the West by Pecos Rd.								250	Pred. 10	Other v.land 10 %
	Neighborhood Description The subject neighborhood is comprised mostly of conforming tract style single family residences with average to good construction quality. Schools, shopping, parks and other support facilities are located nearby. Freeway access and major arterials are close and convenient. Major employment centers are located within a 10-15 mile radius from the subject. Average market appeal is noted due to the general condition and construction quality of homes as well as proximity to local area amenities.										
	Market Conditions (including support for the above conclusions) According to the latest report by University of Las Vegas Center for Business and Economic Research, "Locally, the consensus seems to be that an adjustment is taking place, but growth will continue to generate enough demand to forestall a major ubiquitous price decline in Clark County."										
	SITE	Dimensions 60.07 X 100.00				Area 6,007 SF				Shape Rectangular	
Specific Zoning Classification RS-6				Zoning Description Single Family Residential							
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)											
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.											
Utilities Public Other (describe)				Public Other (describe)				Off-site Improvements--Type		Public Private	
Electricity <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Water <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				Street Asphalt				<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Gas <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				Alley None				<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X				FEMA Map # 32003C2590 E				FEMA Map Date 09/27/2002			
Are the utilities and/or off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.											
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.											
There are no adverse site conditions or external factors.											
IMPROVEMENTS	General Description				Foundation				Exterior Description materials/condition		Interior materials/condition
	Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit <input type="checkbox"/>				<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space				Foundation Walls Concrete/Avg		Floors Tile/Carpets/Avg
	# of Stories 2				<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement				Exterior Walls Frm. Stucco/Avg		Walls Drywall/Avg
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit				Basement Area None sq. ft.				Roof Surface C. Tile/Avg		Trim/Finish Standard/Avg
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.				Basement Finish None %				Gutters & Downspouts Partial/Typical		Bath Floor Tile/Avg
	Design (Style) 2 Story				<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump				Window Type Dual Panel/Avg		Bath Wainscot Tile/Avg
	Year Built 2000				Evidence of <input type="checkbox"/> Infestation None				Storm Sash/Insulated None		Car Storage None
	Effective Age (Yrs) 5				<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement				Screens 1/2 Screens/Avg		<input checked="" type="checkbox"/> Driveway # of Cars 3
	Attic <input type="checkbox"/> None				Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWB <input type="checkbox"/> Radiant				Amenities		Driveway Surface Concrete
	<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs				<input type="checkbox"/> Other <input type="checkbox"/> Fuel Gas				<input checked="" type="checkbox"/> Fireplace(s) # 1 <input checked="" type="checkbox"/> Fence Blockwall		<input checked="" type="checkbox"/> Garage # of Cars 3
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle				Cooling <input checked="" type="checkbox"/> Central Air Conditioning				<input checked="" type="checkbox"/> Patio/Deck Lattice		Porch Cov. Entry	
<input type="checkbox"/> Finished <input type="checkbox"/> Heated				<input type="checkbox"/> Individual <input type="checkbox"/> Other				<input type="checkbox"/> Pool		Other	
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)											
Finished area above grade contains: 9 Rooms 4 Bedrooms 2.75 Bath(s) 2,783 Square Feet of Gross Living Area Above Grade											
Additional features (special energy efficient items, etc.) None											
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject property is in overall average condition with no repairs necessary evident at the time of inspection. No external obsolescence noted at inspection. Physical depreciation noted at inspection. Physical depreciation was calculated using the age life method and includes the appraiser's observations, noting recent upgrades, condition and improvements.											
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe											
The appraiser only performed a visual inspection of accessible areas and that the appraisal cannot be relied upon to disclose conditions and/or defects in the property.											
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe											



## Uniform Residential Appraisal Report

There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 225,000 to \$ 285,000	
There are 7 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 200,000 to \$ 265,000	
FEATURE	SUBJECT
Address 2305 Cashmere Way Henderson, NV 89074	2535 Kinnard Avenue Henderson, NV 89074
Proximity to Subject	0.64 miles SW
Sale Price	\$ 230,000
Sale Price/Gross Liv. Area	\$ 82.64 sq. ft.
Data Source(s)	MLS#907599, Tax Records
Verification Source(s)	Doc.#20090501:02705
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing	DOM - 51, Conv
Concessions	Seller Contrib.
Date of Sale/Time	05/01/2009
Location	Average
Leasehold/Fee Simple	Fee Simple
Site	6,007 SF
View	Residential
Design (Style)	2 Story
Quality of Construction	Average
Actual Age	9 yrs
Condition	Average
Above Grade	Total Bdrms Baths
Room Count	9 4 2.75
Gross Living Area	2,783 sq. ft.
Basement & Finished	None
Rooms Below Grade	None
Functional Utility	Average
Heating/Cooling	FWA/Cent HVAC
Energy Efficient Items	Standard
Garage/Carport	3 Car Garage
Porch/Patio/Deck	Ext. Amenities
Fireplaces	1 Fireplace
Fence, Pools, etc.	No Pool
Interior Upgrades	Upgrades
Net Adjustment (Total)	\$ -9,000
Adjusted Sale Price of Comparables	\$ 221,000
I <input checked="" type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain	
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data source(s) MLS, Tax Records, Clark County Assessor's Office.	
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data source(s) MLS, Tax Records, Clark County Assessor's Office.	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).	
ITEM	SUBJECT
Date of Prior Sale/Transfer	No prior sale within 3 years
Price of Prior Sale/Transfer	N/A
Data Source(s)	MLS, Tax Records
Effective Date of Data Source(s)	09/25/2009
Analysis of prior sale or transfer history of the subject property and comparable sales The subject property is not known to have been sold or listed for sale within the previous three years. There are no model matches or similar properties closed within the last 6 months in the subject development, therefore, all Comparable Sales used are from the immediate market area. Comparable Sale No. 1 is a model match to the subject property while Comparable Sales No. 2 and 3 are similar properties. All closed comparables are closed sales within the last six-months with the exception of Comparable Sale No. 4 which is currently pending close of escrow.	
Summary of Sales Comparison Approach All comparable sales used were chosen on the basis of their similarity to the subject property in terms of age, size, design, utility, and the overall character of the subject's market area. Most emphasis is placed on Comp. 1 which is a model match and the most similar to the subject property with regard to the most significant aspects. They provide substantial support to this analysis. After a thorough search of the general market area, all comparables used were considered to be the best available and were felt to provide a reliable indication of value. All of the Comparable Sales are located in the subject's competitive market area. Positive and negative adjustments of the Comparable Sales were required in areas of dissimilarity to produce the best indicated value of the subject. Subject competes well with similar sized and aged homes in this area. Adjustments were based on data extracted from the area market, conversations with builders, real estate agents, appraisers and other real estate professionals active in this market area, and are reflective of the probable actions of informed buyers. All adjustments, therefore, are based on the market's reaction to each individual item and not to actual cost.	
Indicated Value by Sales Comparison Approach \$ 221,000	
Indicated Value by: Sales Comparison Approach \$ 221,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ NOT DEV	
Greatest weight is given to the Sales Comparison Approach, the Cost Approach loses reliability as age and depreciation increase and, therefore, was excluded from this analysis. The subject is located in an area of, primarily, owner occupied single family residences. For this reason, the Income Approach was not considered a meaningful approach to value and was, therefore, excluded from this analysis.	
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: No Conditions	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 221,000, as of 09/25/2009, which is the date of inspection and the effective date of this appraisal.	

## Uniform Residential Appraisal Report

ADDITIONAL COMMENTS	Comparable Adjustment Analysis										
	Financial Concessions: Financial Concessions in the form of seller points paid have been adjusted accordingly.										
	Site Size: The adjustment for site size between the comparable and subject properties is based on \$1,000 per thousand square feet, beginning at a difference of approximately one-thousand square feet. This figure is then rounded to the most appropriate whole number.										
	Age: The differences in age between the comparable sales and the subject property were adjusted at \$1,000 per year, based on actual age. The amount adjusted was based on the reaction of typically informed buyers.										
	Bathroom Count: Bathroom counts provide appropriate and similar utility to all properties within this analysis, based on their respective square footage. For this reason, no adjustments were necessary.										
	Gross Living Area: The differences in Gross Living Area between the comparable sales and the subject property were adjusted at a rate of \$25.00 per square foot, beginning at a difference of one hundred square feet, then rounded to the most appropriate whole number. The amount adjusted per square foot, as noted above, represents the market's reaction to homes of this quality.										
	Exterior Amenities: The exterior amenities of both the subject property and the comparable sales were adjusted as a whole, which considers fencing, landscaping, porches, patios, etc. Comparable Sale No. 1 was considered inferior. The amount adjusted reflects market reaction to the varying degrees of exterior amenities of each comparable sale as they relate to the subject property.										
	Pool: Relative sales data in the subject's area indicate that the contributory value of a typical pool is approximately \$10,000. This figure was applied to the comparable sales as warranted.										
	UPGRADED FEATURES										
	Exterior: Front and Rear Landscaping, Latice Patio, Covered Porch. Interior: Two Tone Paint, Wood Railings, Tile Flooring, Corian Kitchen Countertops, Recessed Lights, Four Ceiling Fans.										
COST APPROACH	COST APPROACH TO VALUE (not required by Fannie Mae.)										
	Provide adequate information for the lender/client to replicate your cost figures and calculations.										
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)										
	ESTIMATED	REPRODUCTION OR	REPLACEMENT COST NEW	OPINION OF SITE VALUE			=\$				
	Source of cost data			Dwelling	2,783	Sq. Ft. @ \$	=\$ 0				
	Quality rating from cost service			Effective date of cost data			Sq. Ft. @ \$ = \$				
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)										
				Garage/Carport	647	Sq. Ft. @ \$	=\$ 0				
				Total Estimate of Cost-new			=\$ 0				
INCOME	Less Physical 0 Functional External										
	Depreciation 0 0 0			= \$ ( 0 )							
	Depreciated Cost of Improvements			= \$ 0							
	"As-is" Value of Site Improvements			= \$							
	Estimated Remaining Economic Life (HUD and VA only)			Years	Indicated Value By Cost Approach			= \$ 0			
	INCOME APPROACH TO VALUE (not required by Fannie Mae.)										
	Estimated Monthly Market Rent \$			N/A	X Gross Multiplier	N/A	= \$ NOT DEV			Indicated Value by Income Approach	
	Summary of Income Approach (including support for market rent and GRM)										
	PUD INFORMATION	PROJECT INFORMATION FOR PUDs (if applicable)									
		Is the developer/builder in control of the Homeowner's Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Unit type(s) <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached									
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.											
Legal Name of Project											
Total number of phases			Total number of units			Total number of units sold					
Total number of units rented			Total number of units for sale			Data source(s)					
Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.											
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data source.											
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.											
Are the common elements leased to or by the Homeowner's Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.											
Describe common elements and recreational facilities.											

Vegas Valley Appraisals  
EXTRA COMPARABLES 4-5-6

File No. 763B2305

Case No.

Borrower MIER

Property Address 2305 Cashmere Way

City Henderson

County Clark

State NV

Zip Code 89074

Lender/Client Piet &amp; Wright

Address 3130 S. Rainbow Blvd #304, Las Vegas, NV 89146

FEATURE		SUBJECT		COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address 2305 Cashmere Way Henderson, NV 89074		205 Glendon Street Henderson, NV 89074							
Proximity to Subject		0.65 miles SW							
Sale Price		\$ 249,999		\$		\$			
Sale Price/Gross Liv. Area		\$ 89.83 sq. ft.		\$ sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)		MLS#956289							
Verification Source(s)		Contract 07/31/09 Est. Cls. 10/10/09							
VALUE ADJUSTMENTS		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment	
Sale or Financing		DOM - 18							
Concessions		LP/SP		-12,500					
Date of Sale/Time		Time Adjustments							
Location		Average							
Leasehold/Fee Simple		Fee Simple							
Site		6,007 SF		7,282 SF		-1,000			
View		Residential							
Design (Style)		2 Story							
Quality of Construction		Average							
Actual Age		9 yrs		10 yrs					
Condition		Average							
Above Grade		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count		9 4 2.75		9 4 2.75					
Gross Living Area		2,783 sq. ft.		2,783 sq. ft.		0 sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade		None							
Functional Utility		Average							
Heating/Cooling		FWA/Cent H/WAC		FWA/Cent H/WAC					
Energy Efficient Items		Standard							
Garage/Carport		3 Car Garage		3 Car Garage					
Porch/Patio/Deck		Ext. Amenities		Similar					
Fireplaces		1 Fireplace		1 Fireplace					
Fence, Pools, etc.		No Pool		Pool		-10,000			
Interior Upgrades		Upgrades		Similar					
Net Adjustment (Total)				+ X -		\$ -23,500		+ - \$ 0	
Adjusted Sale Price of Comparables		Net Adj: -9%		Gross Adj: 9%		\$ 226,499		Net Adj: 0%	
								Gross Adj: 0%	
								\$ 0	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales									
ITEM		SUBJECT		COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Date of Prior Sale/Transfer		No prior sale within 3 years		Pending Close of Escrow					
Price of Prior Sale/Transfer		N/A		N/A					
Data Source(s)		MLS, Tax Records		MLS, Tax Records					
Effective Date of Data Source(s)		09/25/2009		09/25/2009					
Analysis of prior sale or transfer history of the subject property and comparable sales Comparable Sale No. 4 is a similar property to the subject and it was added as a supplemental data in support of the final value conclusion.									
Summary of Sales Comparison Approach									

**Uniform Residential Appraisal Report**

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.



## Uniform Residential Appraisal Report

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

## Uniform Residential Appraisal Report

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

## APPRAISER

Signature Name Michael O'ConnorCompany Name Vegas Valley AppraisalsCompany Address 2634 Cimarron Cove Ct,Las Vegas, NV 89156Telephone Number Tel: (702) 459-6655 Fax: (702) 459-2755Email Address vegasvalleyappraisals@cox.netDate of Signature and Report 09/27/2009Effective Date of Appraisal 09/25/2009

State Certification # \_\_\_\_\_

or State License # A.0006146-RES

or Other (describe) \_\_\_\_\_

State NVExpiration Date of Certification or License 09/30/2009

## ADDRESS OF PROPERTY APPRAISED

2305 Cashmere WayHenderson, NV 89074APPRAISED VALUE OF SUBJECT PROPERTY \$ 221,000

## LENDER/CLIENT

Name \_\_\_\_\_

Company Name Piet & WrightCompany Address 3130 S. Rainbow Blvd #304Las Vegas, NV 89146

Email Address \_\_\_\_\_

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature \_\_\_\_\_

Name \_\_\_\_\_

Company Name \_\_\_\_\_

Company Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Date of Signature \_\_\_\_\_

State Certification # \_\_\_\_\_

or State License # \_\_\_\_\_

State \_\_\_\_\_

Expiration Date of Certification or License \_\_\_\_\_

## SUBJECT PROPERTY

☐ Did not inspect subject property☐ Did inspect exterior of subject property from street

Date of Inspection \_\_\_\_\_

☐ Did inspect interior and exterior of subject property

Date of Inspection \_\_\_\_\_

## COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street☐ Did inspect exterior of comparable sales from street

Date of Inspection \_\_\_\_\_

# Exhibit 3

B6D (Official Form 6D) (12/07)

In re **Richard Anthony Mier,  
Jeannie Gay Mier**Case No. **09-25863**

Debtors

**SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS**

State the name, mailing address, including zip code, and last four digits of any account number of all entities holding claims secured by property of the debtor as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. List creditors holding all types of secured interests such as judgment liens, garnishments, statutory liens, mortgages, deeds of trust, and other security interests.

List creditors in alphabetical order to the extent practicable. If a minor child is a creditor, the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). If all secured creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor", include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H", "W", "J", or "C" in the column labeled "Husband, Wife, Joint, or Community".

If the claim is contingent, place an "X" in the column labeled "Contingent". If the claim is unliquidated, place an "X" in the column labeled "Unliquidated". If the claim is disputed, place an "X" in the column labeled "Disputed". (You may need to place an "X" in more than one of these three columns.)

Total the columns labeled "Amount of Claim Without Deducting Value of Collateral" and "Unsecured Portion, if Any" in the boxes labeled "Total(s)" on the last sheet of the completed schedule. Report the total from the column labeled "Amount of Claim" also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report the total from the column labeled "Unsecured Portion" on the Statistical Summary of Certain Liabilities and Related Data.

☐ Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR H W J C	Husband, Wife, Joint, or Community DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
Account No. xxxxxxxx2877		Opened 5/01/08 Last Active 4/13/09					
Huntington Natl Bk Attention: Bankruptcy 2361 Morse Road Columbus, OH 43229	C	2008 Chevy Malibu. Location: 2305 Cashmere Way, Henderson NV					
		Value \$ 15,467.00				27,883.00	12,416.00
Account No. xxxxxxxxxxxxxx1998		Opened 9/01/07 Last Active 3/23/09					
Wells Fargo Bank Nv Na Po Box 31557 Billings, MT 59107	C	Second Mortgage 2305 Cashmere Way, Henderson, Nevada 89074 Single Family, 4 bedrooms, 3 bathroom, 2,783 sqft					
		Value \$ 221,000.00				34,893.00	34,893.00
Account No. xxxxxxxxxx0602		Opened 9/01/07 Last Active 4/01/09					
Wells Fargo Home Mtg Attention: Bankruptcy Department MAC-X 3476 Stateview Blvd. Fort Mill, SC 29715	C	first mortgage 2305 Cashmere Way, Henderson, Nevada 89074 Single Family, 4 bedrooms, 3 bathroom, 2,783 sqft					
		Value \$ 221,000.00				369,591.00	148,591.00
Account No.							
		Value \$					
Subtotal (Total of this page)						432,367.00	195,900.00
Total (Report on Summary of Schedules)						432,367.00	195,900.00

0 continuation sheets attached